

**REGULAR MEETING
DUNSMUIR PLANNING COMMISSION
COUNCIL CHAMBERS
5902 DUNSMUIR AVE**

July 13, 2016

REGULAR SESSION: 6:30PM

As a courtesy, please turn off cell phones and electronic devices while the meeting is in session. Thank you.

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES**

A. June 8, 2016 Regular Meeting

6. ANNOUNCEMENTS AND PUBLIC COMMENT

Make your announcements or comments from the podium.

The Planning Commission Chairperson will recognize you and ask for your name and address so that City staff can follow up on any issues requiring City action.

This time is set aside for citizens to address the Planning Commission on matters **not** included on the Regular Agenda. If your comments concern an item noted on the Regular Agenda, please address the Planning Commission when that item is open for public comment. **Each speaker is allocated three (3) minutes to speak. Speakers may not cede their time.** Comments should be limited to matters within the jurisdiction of the City. Speaker forms are available from the City Clerk, 5915 Dunsmuir Ave, Dunsmuir, on the City's website, or on the podium. The Planning Commission can only take action on matters that are on the Agenda, but may place matters brought to their attention at this meeting on a future Agenda for consideration. If you have documents to present to members of the Planning Commission, please provide a minimum of nine (9) copies

7. PUBLIC HEARING

PUBLIC Hearing Protocol:

- a. Chairperson will describe the purpose of the Public Hearing**
- b. City Staff will provide the Staff Report**
- c. City Staff will respond to questions by the Planning Commission**
- d. Chairperson will open the Public Hearing**
- e. Citizens wanting to comment will come to the podium, provide the City Clerk with their name and address**

8. OLD BUSINESS

- A. Approve Meeting Calendar for fiscal year 2016-17, August through May
- B. Discussion as to the Historic District Inspection Committee timing for various letters and proper timing for putting legal notices in the newspaper for properties needing repair.
- C. Review of regulation and benefit overview for Local vs State historical landmark designations, and decide which approach for Ballpark, Depot and engine house.

9. NEW BUSINESS

- A. Review existing parking requirements and consider amendment.
- B. Review and approve plans for mural on City Hall.

10. ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF

- A. City Manager
- B. City Planner - Planner has approved one lot line adjustment and one sign application, has provided information to several people about application processes and, along with the Fire Chief and Cal Fire is ready to begin work on a draft safety element update that will come to the Planning Commission for review upon completion.
- C. Commissioners
- D. Chairperson

11. ADJOURNMENT:

Copies of this agenda were posted at City Hall, the Dunsmuir Park and Recreation District Office and at the Post Office on or before 6:30 PM Saturday, July 8, 2016.

The City of Dunsmuir does not discriminate on the basis of race, color, national origin, religion, age, gender, sexual orientation, disability or any other legally protected classes in employment or provision of services. Persons who need accommodations for a disability at a public meeting may call City Hall at (530) 235-4822 for assistance. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to accommodate participation in the meeting.

CERTIFICATION

This is the official Dunsmuir Planning Commission Agenda created and posted in accordance with the Dunsmuir City Protocols.

Julie Oslera
Deputy City Clerk

07-07-16
Date

CITY OF DUNSMUIR
PLANNING COMMISSION MEETING MINUTES
June 8, 2016

CALL TO ORDER:

Meeting was called to order by Acting Chairperson Harley at 6:30 pm.

ROLL CALL:

Commissioners present: Powers, Martin, Newman, Conway, Harley

Commissioners absent: Forrest, Cross

APPROVAL OF AGENDA:

Motion to approve the agenda by Newman, seconded by Conway. Voice vote: 5-2-0-0

APPROVAL OF MINUTES:

Motion to approve the minutes of May 11, 2016 by Martin, seconded by Newman.

Voice vote: 5-2-0-0

ANNOUNCEMENTS AND PUBLIC COMMENT:

Consultant Dinges announced the photo contest for the Botanical Gardens is open

PUBLIC HEARING: None

OLD BUSINESS:

Consultant Dinges reviewed the differences between local, state and federal historic designation and benefits. There was a short discussion among Commissioners.

NEW BUSINESS:

- A. Motion by Newman to continue the Meeting Calendar to the July 13, 2016, seconded by Powers. Voice vote: 5-2-0-0
- B. Consultant Dinges reported that during the Historic District inspection there were two property owners that maintained their property in an exemplary condition and they should receive recognition. Those owners are Ron and Pat McCloud and Peter Arth and they will receive the 2016 Golden Spike Award during Railroad Days.
Motion by Powers to approve Resolution 2016-3, seconded by Harley. Voice vote: 5-2-0-0
- C. Motion by Newman to continue the discussion of the Historic District Inspection Committee letters and timing for legal notices to the July 13, 2016 meeting, seconded by Conway.
Voice vote: 5-2-0-0

ANNOUNCEMENTS AND REPORTS FROM COMMISSION AND STAFF:

City Manager: None

City Planner: Consultant Dinges reported that the City Council appointed a task force for the Centennial Park project.

Commissioners: Newman reported on the expansion of the upcoming Brew Fest

Chairperson: None

ADJOURNMENT:

Meeting adjourned at 7:00 pm

Acting Chairperson

ATTEST:

Deputy City Clerk Iskra

Item 8A Approve Meeting Calendar for fiscal year 2016-17

This is traditionally the time of year the Planning Commission sets the meeting calendar for the upcoming fiscal year. If you choose to continue meeting on the second Wednesday of the month, the following dates apply, with the exception of any month where the second Wednesday happens to fall in the same week as one of the City Council meetings (denoted with and *)

| MONTH | DATE |
|--------------|-------------|
| July | 13 |
| August | 10 |
| September * | 7 |
| October | 12 |
| November | 9 |
| December | 7 |
| January | 11 |
| February | 8 |
| March | 8 |
| April | 12 |
| May | 10 |
| June * | 7 |

Please review the proposed meeting calendar and if you agree, you may adopt by minute order.

Item 8B Discussion as to the Historic District Inspection Committee timing for various letters and proper timing for putting legal notices in the newspaper for properties needing repair.

Below, please find the master schedule developed by the previous inspection committee and utilized again by the current inspection committee, followed by examples of the letters that will be sent. Please review the documents and open discussion regarding policy issues, if necessary.

Master Schedule

April 1 - Notification letter to all Historic District property owners of upcoming May 6 inspection. Enclose blank copy of Facility Inspection Report form and copy of Municipal Code section 17.28.160.

May 6 - Inspection

May 13 - send thank you letters to all owners who have kept up their property and who do not need repairs.

Send certified letters with inspection report and photograph to owners who need to make repairs, repairs to be completed within 60 days of date of letter.

30 days later have Code enforcement officer survey these properties, and send reminder to those who still have work to do of upcoming deadline.

Re-inspect properties needing repair to determine compliance. Contact unfinished properties to discuss prospects for completing repairs.

Depending on circumstance, City Manager may grant a 30-day extension of time.
Another round of thank you letters to those who have complied.

Extension granted letters sent out

Notice of Violation letters go out by certified mail

Another round of Notice of violation letters to those who received an extension but did not follow through

And thank you letters for those who received extensions and did follow through with repairs.

Early September - Notice to owners and to paper as public notice of date of City Council public hearing to all property owners who failed to make necessary repairs, where City will assess penalties and imitate further action

Letter 2A

Last May, the City of Dunsmuir completed a survey of building exteriors in its Historic District, including your above referenced property(s). Our survey determined that your property was in no need of repairs to its exterior.

We want to commend you for the excellent job you have done in maintaining the exterior features of your building. Your efforts not only helped maintain the value of your individual property but that of the historic District as a whole, and play a key role in the city's current Historic District revitalization efforts.

By your efforts you have joined a team that we believe will bring about a brighter future for Dunsmuir.

Sincerely,

Ryan Leahy
Code Enforcement Officer

Letter 2B

As the code enforcement officer for the City of Dunsmuir, it is my responsibility to conduct on-going reviews of the City of Dunsmuir historic district for protection and preservation of the structures within the historic district.

In conjunction with that responsibility, the historic district inspection committee has recently reviewed the condition of the historic district buildings and subsequently determined your building to be in need of repair. Enclosed is a checklist and color picture of your building and the necessary repairs. Under Section 17.28.160 of the Dunsmuir Municipal Code, you now have 60 days from the date of this letter to complete the necessary repairs.

City of Dunsmuir Municipal Code 17.28 states, in part:

“ Owner(s) of an historic structure has the responsibility to protect, preserve, and enhance in perpetuity, the structural and visual components of said structure within the historic district.

- A. The exterior of the structure, including deterioration of molding, filigree, cornices, entablatures, wall facing, glass, doors, window coverings, displays and similar decorative features shall be maintained.
- B. Deterioration of the exterior walls, vertical supports, horizontal support members, roofs, chimneys, exterior wall elements, such as brick, plaster, siding, wooden walls or mortar shall be corrected.
- C. Repairs of decay and reasonable painting maintenance shall occur.
- D. Sign maintenance shall be in accordance with Section 17.28.140.
- E. Vacant and abandoned historical structures shall be maintained in the same manner as occupied structures.
- F. Vacancy of historic structure is defined as having no tenant, no valid business license, no posted business hours, or hours posted are not adhered to.
- G. Reasonable maintenance shall be required within sixty (60) days of notification.
(Ord. 517 Section 1 (part), 2004”

In addition, Code 17.28.190 states:

“The city council shall direct the costs of filing fees for sections of this chapter and the city clerk shall

post and maintain a fee schedule for historical district repairs and renovation permits. Such costs shall reflect the actual costs of the preparation of projects within the historical district.”

Your assistance and cooperation is sought for the necessary repairs within 60 days. Please contact me at 530-235-4822 x102 if you have any questions.

Sincerely,

Ryan

Code Enforcement Officer

Attached for reference:

17.28.180 Violations – Penalties

Inspection Report & Photo

Attachment - Facility inspection Report

Facility Inspection Report

Per Dunsmuir Municipal Code Section 17.28 Historic Preservation

Business Name _____ Business Address _____ Business Phone Number _____

Owners Name _____ Manager's Name _____

Date of Inspection _____

AN INSPECTION OF YOUR BUILDING REVEALED THE FOLLOWING :

YES NO

- 1. Deterioration of Molding, Filigree, Cornices and/or Entablatures
- 2. Deterioration of Wall Facing, Glass, Doors and/or Window Coverings
- 3. Deterioration of Displays and/or other decorative features not specifically listed above.
- 4. Deterioration of Exterior Walls
- 5. Deterioration of Vertical Support and/or Horizontal Support Members
- 6. Deterioration of Roof or Chimney
- 7. Deterioration of Exterior Wall Elements such as Brick, Plaster, Siding, Wooden Walls and/or Mortar
- 8. Deterioration of Paint
- 9. Deterioration of Sign
- 10. Visible Hazardous or Dangerous Condition
- 11. Need Licensed Engineer's Recommendation

REQUIRED CORRECTION(S) TO ITEMS CHECKED YES :

Corrected

May use separate sheet if needed.

Re-Inspection Date _____

Discussed With _____

City Delegate _____

Extension Granted

Subject: Extension Granted until _____, 2016

Thank you for providing a timeline to complete necessary repairs at the above referenced property. The city is granting an extension for completion of the work.

We appreciate your communication and dedication toward the revitalization of the Dunsmuir Historic District. By your efforts you will make yourself a part of a team that we believe will bring about a brighter future for Dunsmuir.

Sincerely,

Paul Poczobut Jr.
City manager

Notice of violation

Failure to perform reasonable maintenance within sixty (60) days of notification - \$500 penalty.

Pursuant to Dunsmuir Municipal Code (D.M.C.) 17.28.160, it is the responsibility of owner(s) of an historic structure to protect, preserve, and enhance, in perpetuity, the structural and visual components of said structure within the historic district. You have thus far failed to make the necessary repairs to your building as specified in the Facility inspection Report you received from the City of Dunsmuir Code Enforcement Officer with letter dated May 13, 2016.

By not correcting these items, the property owner or custodian is guilty of a misdemeanor and upon conviction thereof, shall be punishable by a fine of not more than five hundred dollars (\$500.00) per day (D.M.C. 17.24.090). You are now being assessed a daily fine as prescribed below.

Pursuant to D.M.C. 17.28.180 you, as property owner, are assessed a \$10 penalty per day effective _____ through _____. Thereafter, the penalty increases to \$20 per day from _____ through _____. Further, the penalty increases to \$30 per day from _____ until the items noticed in the inspection are corrected. If corrections are not completed or penalty is not received at City Hall within 15 days of the date of this notice, further action will result.

Ryan,
Code Enforcement

Notice of required hearing before City Council (This hearing is noticed in the paper at least 10 days in advance)

This notice is to advise you that the property identified at the above Business Address constitutes a public nuisance, per Dunsmuir Municipal Code (D.M.C.) 8.16.04. Per D.C.M. 8.16.070, you and/or your representatives are invited to provide your testimony.

NATURE OF NUISANCE

Attached is inspection dated week of May __, 2016 certified mailed to the above address on or about _____ 2016. This was "notification". On _____, 2016 a re-inspection occurred and that report was certified mailed to the above address on or about _____, 2016. The attached _____, 2016 re-inspection indicates items not corrected and is therefore the "Nature of Nuisance".

TIME FOR ABATEMENT

You had sixty days from the receipt of the _____ mailing to respond, either by abating the nuisance or by contacting the City in writing with a plan to abate that would have allowed you an additional 30 days to complete the work needed. Failure to do either by _____ has resulted in a public hearing. Prior to the implementation of any fines or remedial measures, you will have an opportunity to be heard before the City Council. The proceedings will be recorded.

Action by the City Council can result in the City:

1. Assessing penalties. Attached is Resolution 2009-44 - Penalties declaration per D.M.C. 17.28.180.
2. Abating the nuisance and placing a lien or special assessment on your property to allow the City to recoup its costs per D.M.C. 8.16.090
3. Bringing judicial action to compel compliance per D.M.C. 17.24.100

NOTICE OF CITY COUNCIL HEARING

You are advised that the City Council has scheduled a public hearing to consider the abatement of this and other nuisances on:

_____, 2016
----- P.M..

Dunsmuir Council Chamber, 5902 Dunsmuir Avenue, Dunsmuir, CA

If the abatement is completed and approved by the City Code Enforcement Officer prior to that date, your hearing will be cancelled.

Ryan,
Code Enforcement

Attached: Inspection made week of -----, 2016, Photo of Nuisance (any others?)
Resolution 2009-44 declaring fines to be held 8/19/09

Item 8C Review of regulation and benefit overview for Local vs State historical landmark designations.

The Planning Commission has discussed two different options regarding potential historic landmark designations for three buildings in the City: the Ball Field, The Engine House and the Depot. It is the recommendation of staff to pursue the local designation at this time, due to the level of detail needed for a State designation and the cost to the City for obtaining that information and presenting it in the required format. If the Commission wishes to pursue a state designation, the City Council should be consulted as to the budget available for the project. Also, Union Pacific would have to consent to the process.

This report is to continue discussion as to which path to pursue. The information below summarizes differences in application processes, financial impacts, timing and other issues related to the benefits and responsibilities that come with the designation of historic Landmark.

There are three separate levels of designation of historic resources: Local (Article 10 & 11), State (California Register), and Federal (National Register of Historic Places). All three designations qualify buildings to use the California Historical Building Code and apply for property tax savings provided by the Mills Act.

Local Article Landmarks are governed under Chapter 17.28 of the Dunsmuir Municipal Code. The

The Mills Act – If the City enters into a contract with the landowner, this provides for an up to 50% reduction in property taxes (depending on net income of the property) in exchange for the rehabilitation, preservation, and long-term maintenance of historic buildings. Buildings qualified to apply for the Mills Act include all Landmarks and all buildings listed individually or as contributors to a district in the National Register of Historic Places.

Federal Tax Credits – A 20% Rehabilitation Tax Credit is available for the rehabilitation of income-producing properties listed individually in the National Register or as contributors to a National Register Historic District. This significant tax savings is applied only to buildings rehabilitated according to the U.S. Secretary of the Interior's Standards for Rehabilitation.

California Historical Building Code (CHBC) – The CHBC provides an alternative building code for the preservation or rehabilitation of buildings designated as "historic." These regulations are intended to facilitate repair or accommodate a change of occupancy so as to preserve a historic resource's original or restored architectural features. Issues addressed by the CHBC include: use and occupancy; means of egress; archaic materials and methods of construction; fire protection; alternative accessibility provisions; mechanical, plumbing, and electrical requirements; and alternative structural regulations.

Chapter 17.28 does not specifically designate the historic interiors of residential homes in landmark districts, nor does the California or National Registers. However, the Planning Department strongly encourages the retention of historic interior features as they may contribute to the significance of a property. Moreover, there are substantial tax savings to be gained by remodeling interiors of National Register properties according to the Secretary of the Interior Standards for Rehabilitation.

LOCAL DESIGNATION

Can be applied for by the Planning Commission, City Council or the property owner on the City's General Application form.

Cost to the City - and \$100.00 legal notice fees plus planner's time and cost of required maintenance.

Time Frame – approximately 3 months after receiving report on condition of structures.

Process:

The Historic Delegates review the application and make a recommendation to the Planning Commission

The planning commission holds a public hearing at the next available regular meeting, with notice of the time and place of the hearing by one publication in a newspaper of general circulation in the city at least ten (10) calendar days prior to the hearing.

The planning commission may approve, disapprove or modify a recommendation of the historic district delegates based on the required findings.

Planning Commission recommends to City Council for final action.

After approval of the designation and the regulations which result from such designation, the administrator may also forward a copy of the letter to any other department or agency requesting it or that the administrator considers affected by the designation.

The owner must comply with Chapter 17.28.

Cost to the City - and \$100.00 legal notice fees plus planner's time and cost of required maintenance.

Time Frame – approximately 3 months after receiving report on condition of structures.

State Designation Requirements

- Limited protection: Environmental review may be required under California Environmental Quality Act (CEQA) if property is threatened by a project. Contact your local planning agency for more information.
- Automatic listing in California Register of Historical Resources.
- Bronze plaque at site (underwritten by local sponsor) ordered through OHP; highway directional sign available through local Department of Transportation (Caltrans) district office.

Complete a Nomination Packet, including TAS Bulletin 13, a Cover Sheet, and the appropriate DPR 523 forms as outlined in Bulletin 13. Only use the DPR 523 Forms applicable to the nominated resource. If you need assistance contact Registration Unit staff.

Nominations will be reviewed by OHP staff. Those that do not have written consent from the property owner(s), are inadequate or are not prepared according to the instructions will be returned to the applicant for further work.

OHP meets quarterly and notifies all applicants, property owners and appropriate governmental jurisdictions of the time and place of the SHRC meeting.

If approved by the SHRC, the nomination is forwarded to the Director of California State Parks for final approval.

See the following link for a comprehensive review of State requirements

<file:///D:/Planning%20Commission%20files/Historic%20Inspections/State%20landmark%20point%20nomination%20instructions.pdf>

Item 9A - - Review existing parking requirements and consider amendment.

Staff has noticed that several uses in the C-2 zone do not require parking, or require a ratio of parking that is far under the norm. As the city develops this will become a problem, and staff believes it should be addressed prior to development applications making their way to the City desk. Staff would like the Planning Commission to review the existing parking requirements and comment on them and direct staff to prepare an ordinance revision.

Other considerations include residential and other uses, available street parking, creation of parking lots and parking structures, or other options the Commission may bring forward. Many jurisdictions also control number and size of required loading spaces, and ratio of compact or alternate energy spaces.

Some reasoning to allow fewer spaces in the C-2 zone would be to encourage pedestrian activity, or due to the lack of space on individual lots to accommodate the needed spaces. The Commission should consider whether or not that reasoning is valid.

The table below shows existing parking requirements compared to other local communities.

[ADD TABLE]

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--|--|---------------------------|---|---|
| Single Family | 1 garage or carport per dwelling | 2 spaces per unit | | |
| Second home on single family lot (Granny Unit) | 1 garage or carport | 2 spaces per unit | | |
| Duplex | 1 garage or carport per dwelling | 2 spaces per unit | | |
| Group Homes | As required in CUP | | | |
| Multiple Family | 1 garage space per dwelling (this means carports do not count) | 2 spaces per unit | | |
| Dwelling Groups | 1 garage or carport per dwelling | | | |
| Rooming house or boarding house | 1 space per 2 guest rooms | 1 space per 2 guest rooms | 1.5 per guestroom plus 1 per employee | |
| Churches in any zone (or theaters in C-1 zone) | 1 space per 10 seats | | | 1 per 3 seat or 1 per 50 sq. ft. whichever is larger, plus 1 per employee |
| Theaters in C-2 zone | None | | 1 per 4 seats or 1 per 50 sq. ft. | 1 per 2 seats |
| Public buildings | 1 space per classroom and office | 1 space per 4 seats | 1 per 3 seats or 1 per 40 sq. ft., Plus 1 loading | 1 per 50 sq. ft. of area used for public assembly |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--|---|--|---|--|
| Schools | 1 space per classroom and office | 1 space per 4 seats | | <p>Elementary & Jr. High: 1 space per employee plus space for drop off and turn-around and bus loading and unloading</p> <p>High School: 3 per classroom plus 1 per six students</p> <p>College: 1 per employee/teacher plus 1 per 10 students</p> <p>Day Care – 1 per employee</p> <p>Business & trade schools: 1 per employee plus 1 per every two students.</p> |
| Parks and playgrounds | As required in CUP | | | |
| Lodges, clubs and private schools | One space for every 10 seats | | | 1 space per bed |
| Clinics, Pharmacies, Professional offices and mortuaries | 1 space for every 300 square feet of floor area | 1 space per 300 sq. ft plus 1 per doctor Plus 1 loading space per 10,000 sq. ft. or fraction thereof | 1 space per 300 up to 5000 sq. ft. plus 1 space per 500 sq. ft. after that. | 1 space per 200 sq. ft. |
| Medical uses | | | 1 space per 300 up to 5000 sq. ft. plus 1 | 1 space per professional/employee |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--|--|---|---|--|
| | | | space per 500 sq. ft. after that. | plus 2 per examining room |
| Hotels in the R-4 zone, with no accessory commercial | 1 space for every 4 guestrooms | 1.25 spaces per unit | 1 per guestroom plus 1 per every 2 employees (all zones) | 1 space per unit |
| Motels and trailer parks in the R-4 zone, with no accessory commercial | 1 space per unit | 1.25 spaces per unit | 1 per guestroom plus 1 per every 2 employees (all zones) | 1 space per unit |
| Retail and laundry and liquor stores in C-1 zone | 1 space per 200 square feet of floor area plus 1 loading space for each 1000 square feet of floor area | 1 space per 200 sq. ft. Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | 1 space per 200 sq. ft. |
| Retail and laundry and liquor stores in C-2 zone | None | Space per 200 sq. ft. Plus 1 loading space per 10,000 sq. ft. or fraction thereof | 1 space per 300 up to 5000 sq. ft. plus 1 space per 500 sq. ft. after that. | 1 space per 200 sq. ft. |
| Repair shops (small items) | | | 1 per 600 sq. ft. | |
| Barber shops & beauty parlors | | | 1 space per 300 up to 5000 sq. ft. plus 1 space per 500 sq. ft. after that. | 1 space per 100 sq. ft. |
| Restaurants | | 1 space per 4 seats plus 1 space per 2 | 1 per 4 seats or 1 per 250 sq. ft. | 1 per 3 seats plus 1 per employee on largest |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--|---|--|--|--|
| | | employees Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | shift |
| Bowling Alley | | | 4 per alley plus 1 per 3 restaurant and/or cocktail lounge seats plus 1 per employee | 4 per alley plus 1 per 3 restaurant and/or cocktail lounge seats plus 1 per employee |
| Drive-in restaurants | 1 space per every 4 seats | | 1 per 4 seats or 1 per 250 sq. ft. plus adequate queuing. | 1 per 3 seats plus # per CUP |
| Service stations | 1 space per 1000 square feet of lot area. | | 1 space per 300 up to 5000 sq. ft. plus 1 space per 500 sq. ft. after that. | |
| Tire stores and bulk or large items | | | 1 space per 500 square feet. | |
| Living quarters in commercial building in C-2 zone | 1 space per unit | | | |
| Animal Hospital, amusement, cocktail, laundry, theater, second hand sales and other per C-2 zone | None | | | |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--|---|----------------|--------------------|---------------------------------------|
| Uses allowed in L-M zone | 1 space for every 3 employees, or a minimum of 1 space per 1000 square feet of floor area. | | | |
| | | | | |
| Uses allowed in C-M zone | 1 space for every 3 employees, or a minimum of 1 space per 2000 square feet of floor area. | | | |
| Uses allowed in M zone (including retail and office allowed in C-2 zone) | 1 space for every 3 employees, but in no case less than 1 space for every 2000 square feet of floor area and outdoor work or storage area plus one loading area for every 10,000 square feet of gross floor area. | | | 1 space per employee on largest shift |
| Accessory Retail in M zone | 1 space per 300 square feet of gross floor area | | | |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|-------------------------------|----------------------------|--|---|---|
| Accessory Residence in M zone | 1 space per dwelling unit. | | | |
| Warehousing | | 1 per 1000 sq. ft or 1 per employee, whichever is greater Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | 1 per 1500 sq. ft. or 1 per employee on largest shift, whichever is greater |
| Manufacturing | | 1 per 500 sq. ft. or 1 per employee, whichever is greater Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | |
| Research and Development | | 1 per 300 sq. ft. or 1 per 2 employees, whichever is greater Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | |
| Vehicle repair | | 1 per 400 sq. ft. plus 1 for every 2 employees Plus 1 loading space | 1 space per 300 up to 5000 sq. ft. plus 1 space per 500 sq. ft. after that. | |

| USE | DUNSMUIR PARKING | COUNTY PARKING | MT. SHASTA PARKING | YREKA PARKING |
|--------------------------------|------------------|---|--------------------|---|
| | | per 10,000 sq. ft. or fraction thereof | | |
| Mini-Storage | | 1 space for every employee Plus 1 loading space per 10,000 sq. ft. or fraction thereof | | 1 space per 200 sq. ft. plus 2 spaces for caretaker unit |
| Big Box retail of bulky things | | | | 1 space per 600 interior sq. ft. plus 1 space per 2000 exterior sales or service area |
| | | | | |
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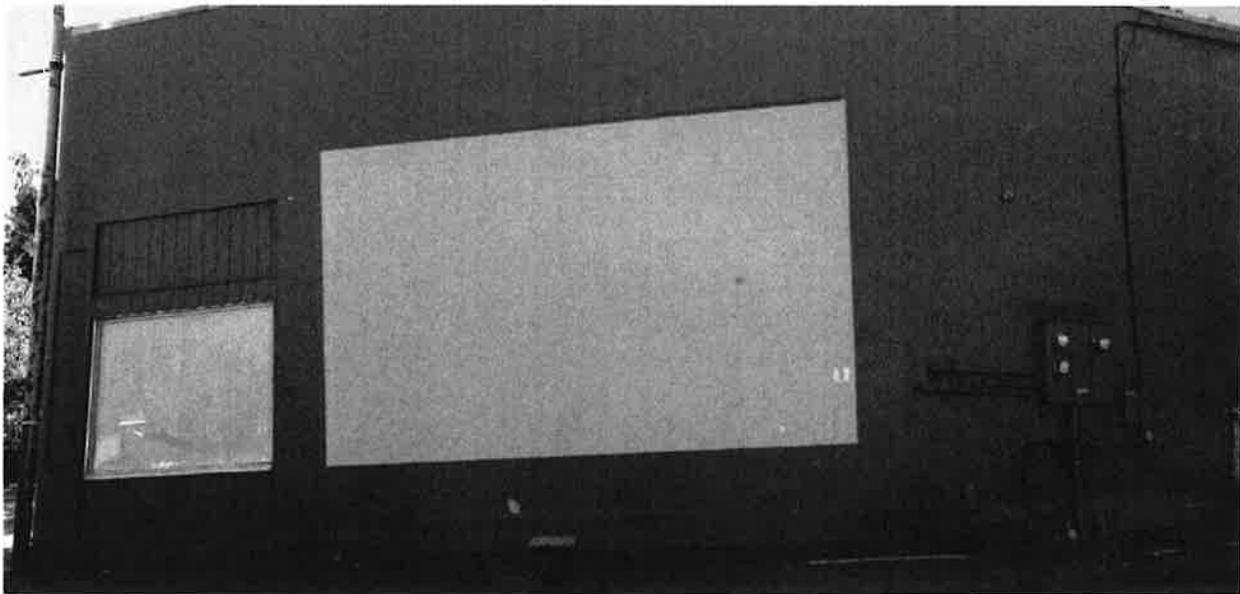
Item 9B – Review design and plans for mural on north wall of city hall building.

Staff Report

City of Dunsmuir Planning Commission

By Arlene Dinges, Planning Consultant

| | |
|---------------------|--|
| Date of Meeting | July 13, 2016 |
| Item No. | 9.B |
| Project Location | North-facing wall of city hall building |
| Project Description | Mural |
| Purpose of Review | Review design and implementation plans |
| Existing conditions | Wall is currently painted the same color as the rest of the building. |
| Applicant: | This mural is sponsored by the Shasta Regional Community Foundation and the Siskiyou Arts Museum. It is instigated and planned by the Downtown Beautification Committee which at present includes Helen Cartwright, Tim Holt, and Barbara Cross. |
| Design: | The mural will be 10' by 14'. Photo sample below. The full sized design, with color, will be available at the meeting. |



Materials

High quality exterior paints for base coats and for the mural design, applied by roller and a variety of brushes. The wall will be prepped before painting by Big Dave. We will be using

scaffolding to reach the higher sections. Members are currently looking into the best anti-graffiti coating to apply after the art work is completed, which will be either early or late October, depending on the weather.

Cost \$4,900. The majority of the funding comes from Shasta Regional Community Foundation with the balance raised by the committee through solicitations and donations. We have raised the total amount. Two pledges of \$500 are still outstanding but we feel confident they will come through.

Dates Scheduled to begin late July.

Other: Hopefully the City has insurance on the City Hall building to cover workers during construction.

Environmental review Not a project per CEQA

Recommendation: Review and approve design.